



## **Environmental Planning Commission**

**Agenda Number: 08  
Project Number: 1010536  
Case Number: 15EPC-40027  
August 13, 2015**

### **Staff Report**

<b>Agent</b>	City of Albuquerque Planning Department
<b>Applicant</b>	City of Albuquerque Council Services
<b>Request</b>	Text Amendment to the Northwest Mesa Escarpment Sector Development Plan (NWMEP) to allow light poles that are taller than those currently allowed
<b>Legal Description</b>	Parcels C-2-A, C-3-A and C-3-C, Westland North
<b>Location</b>	South of Arroyo Vista Boulevard, north of Tierra Pintada Boulevard NW, and east/north of 118 <sup>th</sup> Street NW
<b>Size</b>	Approximately 81 acres
<b>Zoning</b>	SU-2 TCV (Town Center Village)

### **Staff Recommendation**

***That a recommendation of APPROVAL of Case Number 15EPC-40027 be forwarded to the City Council, based on the Findings beginning on page 12.***

***Staff Planner***

***Catalina Lehner, AICP-Senior Planner***

### **Summary of Analysis**

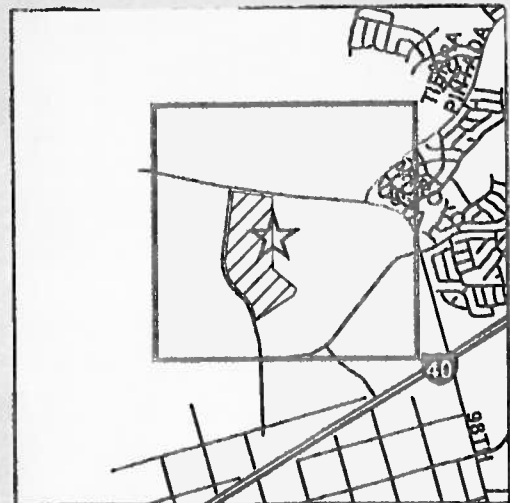
The request is for a text amendment to the Northwest Mesa Escarpment Plan (NWMEP) to allow light poles that are taller than those currently allowed. The proposed text amendments would pertain to Parcels C-2-A, C-3-A and C-3-C of Westland North, which is the site of the proposed City sports complex.

The subject site is in the View Area of the NWMEP. In the View Area, structures are not allowed to exceed 40 feet in height (Policy 21-1). A light pole is a type of structure. The NWMEP does not have a variance process. Rather, exceptions are required to be text amendments to the Plan (unless they're specified by the Plan).

The subject site is also within the boundaries of the Westside Strategic Plan, the Westland Sector Development Plan and the Westland Master Plan.

The affected neighborhood organizations and coalitions were notified as required, as were property owners within 100 feet of the subject site. An informational meeting was held on July 30, 2015. There is no known opposition. Staff has not received any inquiries or comments.

Staff recommends that an approval recommendation be forwarded to the City Council.



City Departments and other interested agencies reviewed this application from 07/06/2015 to 07/17/2015. Agency comments used in the preparation of this report begin on Page 15.



# Project #1010536



## Legend

- ☐ Bernalillo County Parcels
- ☐ Municipal Limits
- ☐ Corrales
- ☐ Edgewood
- ☐ Los Ranchos
- ☐ Rio Rancho
- ☐ Tijeras
- ☐ UNINCORPORATED
- ☐ World Street Map



1: 8,966

0.2 0 0.10 0.2 Miles

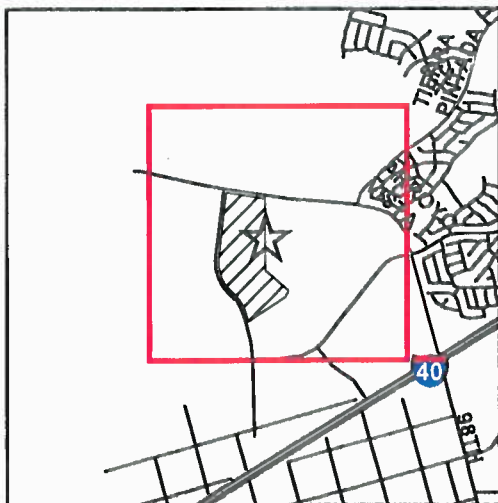
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
8/5/2015  
© City of Albuquerque

This map is a user generated static output from [www.cabq.gov/gis](http://www.cabq.gov/gis) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

## Notes







## LAND USE MAP

Note: Grey shading indicates County.

### KEY to Land Use Abbreviations

AGRI Agriculture  
 COMM Commercial - Retail  
 CMSV Commercial - Service  
 DRNG Drainage  
 MFG Manufacturing  
 MULT Multi-Family or Group Home  
 PARK Park, Recreation, or Open Space  
 PRKG Parking  
 PUBF Public Facility  
 SF Single Family  
 TRAN Transportation Facility  
 VAC Vacant Land or Abandoned Buildings  
 WH Warehousing & Storage

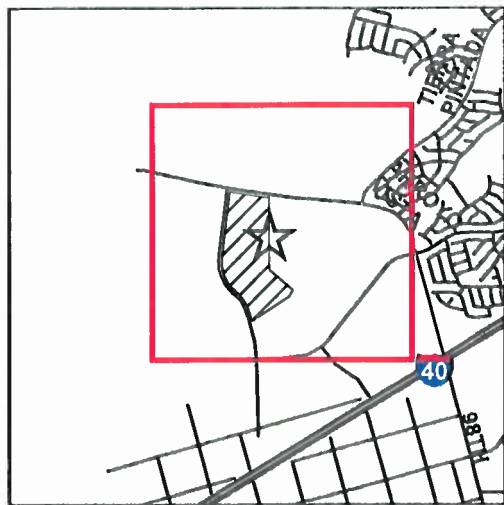
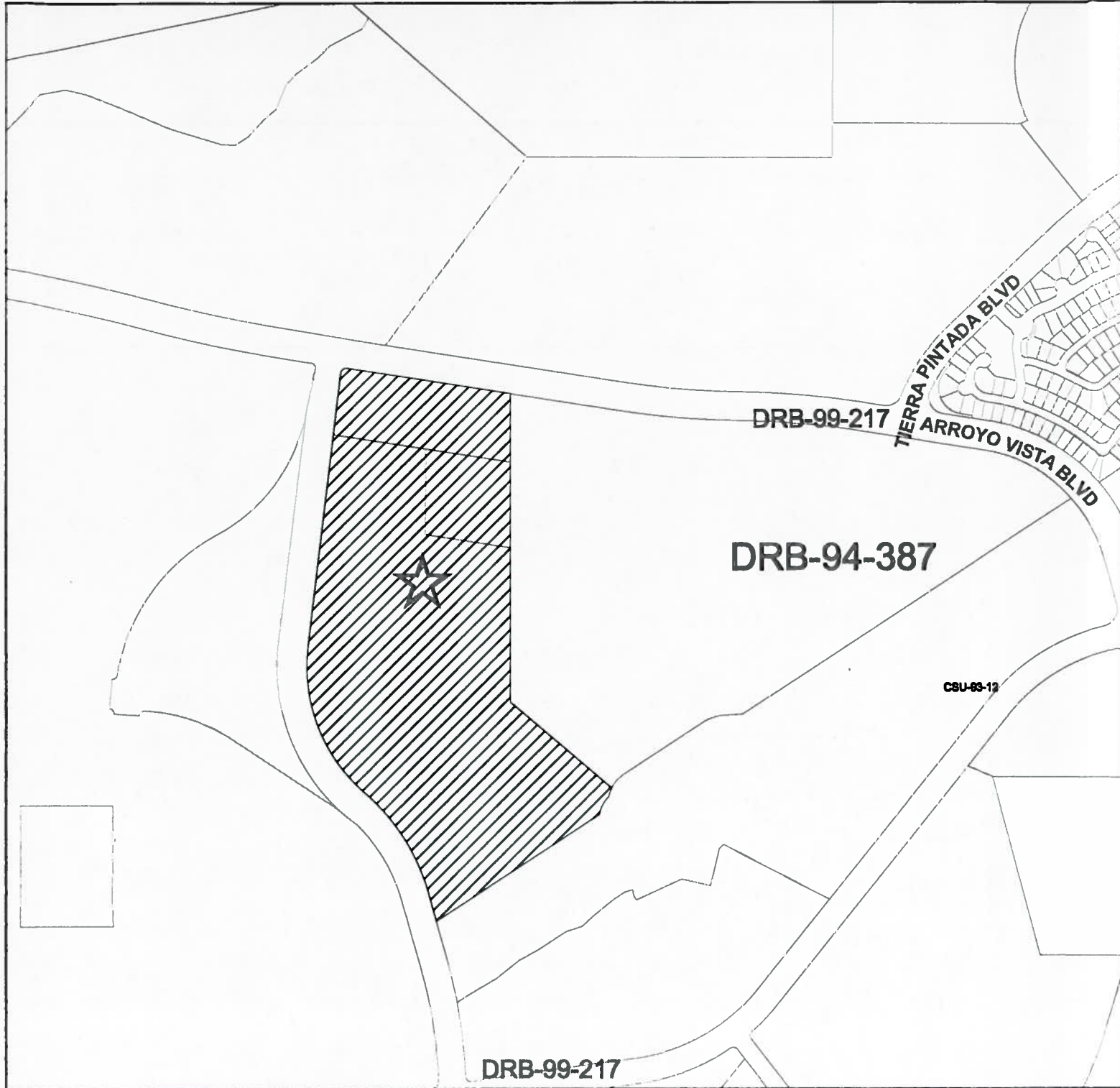


1 inch = 833 feet

Project Number:  
1010536

Hearing Date:  
9/10/2015

Zone Map Page: J-07  
Additional Case Numbers:  
15-40034, 36, 37, 38



# HISTORY MAP

Note: Grey shading indicates County.



1 inch = 833 feet





















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15-40034, 36, 37, 38



Public Facilities Map with One-Mile Buffer

- |   |   |  |   |
|---|---|--|---|
|  COMMUNITY CENTER     |  FIRE        |  APS Schools              |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE      |  ABQ Ride Routes          |  Landfills designated by EHD |
|  SENIOR CENTER        |  SHERIFF     |  ABQ Bike Facilities      |  Developed County Park       |
|  LIBRARY              |  SOLID WASTE |  Proposed Bike Facilities |  Undeveloped County Park     |
|  MUSEUM               |   |  Albuquerque City Limits  |  Developed City Park         |
|   |   |  |  Undeveloped City Park       |

Project Number: 1010536

0 0.5 1 Miles



## **I. AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	<b>SU-2 TCV (Town Center Village)</b>	<b>Developing Urban West Side Strategic Plan Westland Master Plan (includes Westland Sector Development Plan Northwest Mesa Escarpment Plan</b>	<b>Vacant</b>
<b>North</b>	<b>SU-2 PDA</b>	<b>Developing Urban West Side Strategic Plan Westland Master Plan (includes Westland Sector Development Plan Northwest Mesa Escarpment Plan</b>	<b>Vacant</b>
<b>South</b>	<b>SU-2 TCV County A-1</b>	<b>Developing Urban West Side Strategic Plan Westland Master Plan (includes Westland Sector Development Plan Northwest Mesa Escarpment Plan</b>	<b>Vacant, drainage ponds</b>
<b>East</b>	<b>SU-2 TCV</b>	<b>Developing Urban West Side Strategic Plan Westland Master Plan (includes Westland Sector Development Plan Northwest Mesa Escarpment Plan</b>	<b>Abq. Public Schools (APS) sports stadium</b>
<b>West</b>	<b>SU-2 TCV County A-1</b>	<b>Developing Urban West Side Strategic Plan Westland Master Plan (includes Westland Sector Development Plan Northwest Mesa Escarpment Plan</b>	<b>Vacant</b>

## **II. INTRODUCTION**

### ***Request***

This is a request to amend the Northwest Mesa Escarpment Plan (NWMEP) to allow light poles that are taller than those currently allowed by the NWMEP. The proposed text amendments would pertain only to Parcels C-2-A, C-3-A and C-3-C of Westland North, an approximately 81 acre vacant site that will be the future location of the proposed City sports complex, which is planned to consist of athletic fields and an associated parking lot. The subject site is adjacent east of the site of the recently constructed Albuquerque Public Schools (APS) stadium.

### ***Environmental Planning Commission (EPC) Role***

The EPC's task is to make a recommendation to the City Council regarding the proposed changes to the NWMEP. Instead of seeking a variance through the Zoning Hearing Examiner (ZHE) process, the NWMEP considers variations to Plan requirements (except those specified by the

Plan) to be text amendments and all text amendments are subject to consideration by the City Council (Policy 7, p. 50).

The City Council is the City's Zoning Authority and will make the final decision. The EPC is a recommending body with review authority. Also, pursuant to §14-16-2-23 (SU-2 Special Neighborhood Zone), the EPC is charged with making a recommendation regarding an amendment to a sector development plan, such as the NWMEP.

### ***Background***

The proposed text amendment was introduced by the City Council on June 22, 2015, as Bill R-15-222 and subsequently referred to the EPC (see attachment). The reason for the legislation is the forthcoming request for a proposed sector development plan map amendment (zone change) and site development plan for building permit for the proposed City sports complex, to include athletic fields and an associated parking lot.

The NWMEP contains a Design Overlay Zone that specifies regulations for the Conservation Area, the Impact Area and the View Area. The subject site is in the View Area. In the View Area, structures that exceed 40 feet in height are not allowed (Policy 21-1).

### ***Context***

The subject site is in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the Westside Strategic Plan, the NWMEP, the Westland Sector Development Plan and the Westland Master Plan. It is not in a designated Activity Center.

The subject site is bounded by vacant land on its northern, southern and western sides. To the north the land is planned for development of an Albuquerque Public Schools (APS) K-12 educational complex, but has not developed yet. To the east, the land is occupied by the recently built APS stadium and athletic track.

### ***Transportation System***

The Mid-Region Council of Governments (MRCOG) produces the Long Range Roadway System (LRRS) map, which identifies the functional classifications of roadways. 98<sup>th</sup> St. NW/Arroyo Vista Blvd. is designated an urban minor arterial going north from Interstate 40. At the intersection with Ladera Dr., Arroyo Vista Blvd. becomes an urban collector and Ladera Dr. continues as an urban minor arterial. Tierra Pintada Blvd. NW is designated an urban collector at this time. The Comprehensive Plan designates Unser Blvd., which is about a mile east of the subject site, as an Express Corridor.

Trails/Bikeways: A bicycle lane is shown along 98<sup>th</sup> St. NW/Arroyo Vista Blvd. until it reaches the intersection with Tierra Pintada Blvd. NW, where the bicycle lane turns eastward and continues along Tierra Pintada Blvd. NW. A multiple-use trail is shown on 98<sup>th</sup> St. NW/Arroyo Vista Blvd. between Ladera Dr. and Tierra Pintada Blvd. NW. The trail and the bicycle lane continue eastward along Ladera Dr. A multi-use trail also runs along Unser Blvd., further east of the subject site. There are multiple undesignated trails in the Petroglyph National Monument.



Transit: The subject site is not served by Transit. The closest bus line runs along Unser Blvd., approximately 1 mile east, though it's hard to reach due to lack of connectivity in the area. Route 94-Unser Blvd. Commuter, runs twice a day during the work week and stops at Ladera Dr. Route 92- Taylor Ranch Express also stops at Ladera Rd. and has a similar schedule.

***Public Facilities/Community Services***

Schools: Currently, Painted Sky Elementary School, Jimmy Carter Middle School and West Mesa High School serve the area. However, in the future the Albuquerque Public Schools (APS) Educational Complex, north of the subject site, will serve the area.

Police: The Westside Area Command provides police coverage.

Fire: Fire station 14, at 517 98th St. SW, serves the area.

→ Please also refer to the Public Facilities Map (see attachment).

***III. HISTORY***

***Early History***

The subject site was part of the 82,000 acres given to Duran y Chavez in the 1690s for assisting in the Pueblo Revolt. West of the Rio Grande, the land became known as the Atrisco Land Grant. In 1848, New Mexico became a U.S. Territory. In 1905, Theodore Roosevelt recognized the validity of the Atrisco Land Grant and allowed Spanish settlers to retain their land. New Mexico became a state in 1912. In 1967, heirs of the Spanish settlers voted to form the Westland Development Company (WDC), a publicly-held company created to manage the Atrisco Land Grant. Over the years, the portion of land under Westland's control became known as the Westland property.

***More Recent History***

In April 1999, the EPC voted to recommend approval to the City Council for annexation of 1,732 acres of the Westland property (AX-99-2). The City Council annexed the area, which allowed implementation of the Westland Master Plan (SPR-96-2) and established zoning based on the Westland Sector Plan (Z-99-8).

Land Sale: In December 2006, SunCal Companies purchased 57,000 acres from the WDC. Eighty-eight percent of the Westland shareholders agreed to sell their shares. SunCal was required to give \$1 million a year to the Atrisco Heritage Foundation. In January 2007, 2,500 shareholders who opposed the sale of their land sought to invalidate the Westland heirs' vote. The heirs filed a class-action lawsuit, claiming that the voting was tainted. However, SunCal retained a clean title to the land.

SunCal went bankrupt around 2009, so a lot of land was acquired by a brokerage firm and subsequently sold off. A company known as Western Albuquerque Land Holdings (WAHL), LLC, based in Phoenix, acquired much of the Westland land.

Town Center Relocation: In February 2006, WDC applied for a Westland Sector Plan (WSP) amendment and a zone map amendment (Project #1000570, 07EPC-40071/06EPC-00139/06EPC-00141/07EPC-50069). The applicant proposed a zone change from SU-2/RLT, SU-2/R-2, SU-

2/O-1, SU-2/OS and SU-2/Town Center to "SU-2 for Town Center (TC) and SU-2 for Town Center Village (TCV)".

The result relocated the Town Center (SU-2/TC zone) closer to Interstate-40, created the TCV zone and placed residential zones closer to the Monument. The Westside Strategic Plan (WSSP), Westland Master Plan (WMP) and the Westland Sector Plan (WSP) were correspondingly amended. Council Bills R-08-58, R-08-59 and R-08-60 contain the amendments.

Albuquerque Public Schools (APS) Amendments: In July 2012, the EPC voted to forward an approval recommendation to the City Council regarding amendments to the WMP and WSP (Project #1000570/12EPC-40028/40029). The Council approved the proposal via Council Bill No. R-12-80. Note that the WSP was renamed and is now Appendix A of the WMP, though it still consists of two maps.

Though primarily to respond to future development plans for an education complex, athletic fields and a regional park, the amendments also modified land uses, changed densities, changed acreages and revised certain Plan concepts. The new land use categories of E (Education) and R (Recreation) were introduced. Changes were made to the SU-2/R-LT, SU-2/PDA, SU-2/TCV and SU-2/TC zones. Associated changes to maps (land use and zoning), tables and notes were needed throughout the Plans to create internal consistency.

#### **IV. ZONING**

The subject site is zoned SU-2/TCV (Town Center Village) pursuant to the Westland Master Plan (WMP). The TCV zone "provides suitable sites for a range of residential densities, sizes, styles and amenities that shall accommodate a broad socioeconomic range of future residents" (WMP, p. 45). Permissive and conditional uses mostly correspond to those in the R-2 residential zone and the C-1 neighborhood commercial zone. Athletic fields are not listed as a permissive use, so the subject site's zoning would need to be changed in the future to allow athletic fields to develop.

##### ***Definitions (Zoning Code §14-16-1-5)***

**LUMINANCE.** The brightness of an object, expressed in terms of footlamberts, determined from a point five feet above grade on another premises or the public right-of-way, but no closer than 20 horizontal feet from the object measured.

**STRUCTURE.** Anything constructed or erected above ground level which requires location on the ground or attached to something having a location on the ground but not including a tent, vehicle, vegetation, or public utility pole or line.

Note: the NWMEP contains definitions in Appendix H. However, neither luminance nor structure is included.

#### **V. ANALYSIS- APPLICABLE ORDINANCES, PLANS AND POLICIES**

Policy Citations are in Regular Text; *Staff Analysis is in Bold Italics*

##### ***A) Charter of the City of Albuquerque***

The citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

*ARTICLE I. INCORPORATION AND POWERS*

The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. The purpose of this Charter is to provide for maximum local self-government. A liberal construction shall be given to the powers granted by this Charter.

*Amending the text of a sector development plan, according to the process established in that Plan, is an exercise in local self-government and falls within the City's powers.*

*ARTICLE IX. [ENVIRONMENTAL PROTECTION]*

The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, insure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To effect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.

*Amending a sector development plan is an exercise in local government (City Charter, Article 1). Allowing luminaries taller than allowable height, but limiting them just to the athletic fields, generally expresses the Council's desire to ensure the proper development of land and maintain an aesthetic urban environment (City Charter, Article IX). Staff finds that the request is generally consistent with the City Charter.*

**B) Albuquerque Comprehensive Zoning Code**

The Preface of the Zoning Code includes the following applicable paragraphs:

Authority and Purpose (p. v, summarized): The Zoning Code is Article 16 within Chapter 14 of the Revised Code of Ordinances of Albuquerque, New Mexico, 1994 (often cited as ROA 1994). The administration and enforcement of the Zoning Code is within the City's general police power authority for the purposes of promoting the health, safety, and general welfare of the public. As such, the Zoning Code is a regulatory instrument for controlling land use activities for general public benefit.

*The request generally furthers the intent of the Zoning Code to promote the health, safety and general welfare of the public. The height in excess of NWMEP requirements would be limited to the athletic fields, which would be lit for public enjoyment but would remain subject to the Zoning Code 14-16-3-9, Area Lighting Regulations, like all other properties in the City.*

**C) Albuquerque / Bernalillo County Comprehensive Plan**

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated as Developing Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is "to create a quality urban environment which perpetuates the tradition

of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.” Applicable goals and policies include:

*The request would help allow lighting for a use that will come to identify this community within the metropolitan area, and will help promote variety and maximum choice in life styles. The request generally furthers the Developing and Established Urban Goal.*

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

*Urban infrastructure and services exist in this developing area, and serve the adjacent APS stadium. The closest neighborhood is approximately 0.5 mile to the east. There is no evidence to demonstrate whether or not the use of such facilities and services would affect the neighborhood. The request partially furthers Policy II.B.5e-urban facilities/ neighborhood integrity.*

#### *Land Use- Open Space Network*

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

*The request would help facilitate development of City athletic fields, which would provide opportunities for education and recreation. The City has set aside the subject site as a park for athletic uses. The request generally furthers the Open Space Goal.*

Policy II.B.1g: Planning and implementation of a system of neighborhood parks and community open areas shall be undertaken to meet a range of needs at different scales.

*Development of City athletic fields, which the request would facilitate, is part of an effort to plan and implement a regional park in the area to serve various athletic pursuits. The request generally furthers Open Space Policy II.B.1g.*

#### **D) WEST SIDE STRATEGIC PLAN (WSSP) (RANK II)**

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended several times since then (2002, 2005, 2008, 2009 and 2011). The WSSP area encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on p.2 of the Plan.

The first amendments, in 2002, included changes to policies and activity center boundaries. A relevant amendment occurred in 2008, when the WSSP was amended to move the Westland Town Center close to Interstate 40 (Enactment R02008-075). The *Southwest Albuquerque Strategic Action Plan (SWASAP)* became part of the WSSP in 2009 (Enactment R-2009-035) .



The WSSP identifies 13 communities in established areas of the West Side, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Westland North community, one of the largest in the Plan area, and lies approximately within the following boundaries: the Petroglyph National Monument to the north, Unser Boulevard to the east, I-40 to the south, and the eastern limit of Paseo del Volcan corridor to the west (WSSP, p. 74).

*Community Concept Policies*

WSSP Policy 3.54: Westland North is an appropriate Community to accommodate future growth for the City. The new Community will be developed consistent with the Planned Communities Guidelines criteria and shall be phased in a manner consistent with future adopted city-wide Growth Management Strategy.

*The subject site is located in the Westland North Community, which is intended to accommodate a wide variety of growth. The request would be consistent with the City's plans and programming to develop a regional park in the area; the future development would be phased. The request generally furthers WSSP Policy 3.54.*

WSSP Policy 4.6: The following design guideline sections shall become policies with the approval of this Plan: View Preservation; Views East of Coors Boulevard; Views to and from the Monument; Other Views; Height; Lighting; Vegetation; Overhead Utilities; Radio, TV, and Cellular Towers; Signs; Fences and Walls; and Additional Design Guideline Issues. It is recognized that additional Design Guidelines based on these and other applicable policies of the Plan shall be developed as follow-up work, and will be more complete than those included here. These policies were considered too critical to wait for additional planning efforts in the future.

*"Lighting" is a design guideline/policy of the WSSP. The WSSP states that "dark sky objectives will be established and achieved", and that "careful design to prevent unnecessary 'light pollution' is the desired effect" (p. 170). The request would result in lighting that is intended to illuminate only the fields, would be shielded and would comply with Zoning Code 14-16-3-9, Area Lighting Regulations. Parking lot lights would comply with the Zoning Code and with the NWMEP regarding height. The request generally furthers WSSP Policy 4.6.*

WSSP Policy 8.2: City or County facilities, along with private facilities, shall be located within or adjacent to the Regional Center, Employment Centers, Community Centers, or in Neighborhood Centers. Facilities proposed outside of these locations must demonstrate to elected officials and the public that a compelling public need is best served by the alternate location.

*The request is necessary to enable development of City athletic fields, which would be located approximately 0.3 mile north of the designated Westland Community Activity Center (CAC) and not within or adjacent to a designated Center. However, the Westland CAC was relocated in 2008 to be adjacent to I-40 (R-08-59) and the Westland Plans were amended in 2012 to include Education and Recreation land use categories (see also E of this Section). The request partially furthers WSSP Policy 8.2.*

***E) Westland Master Plan & Westland Sector Plan, Rank III***

The City adopted the Westland Master Plan (WMP) in 1998 to provide guidance for more detailed planning, zoning and platting actions within plan boundaries. The Plan area includes approximately 6,424 acres and generally encompasses properties between the Petroglyph National Monument and Interstate 40, and between Unser Boulevard and a boundary line to the west of Paseo del Volcan. The WMP includes a variety of land uses to take advantage of the area's regional importance and strategic location on Albuquerque's growing West Side. A variety of housing densities, commercial and employment centers, and open spaces are included in order to create a cohesive, master-planned community. Design innovations to promote high-quality development are also included.

The WMP was amended in 2008 in conjunction with amendments to the Westland Sector Plan (WSP) (Council Bills No. R-08-58, R-08-59 and R-08-60). These amendments changed zoning to SU-2/Town Center (TC) and SU-2/Town Center Village (TCV), relocated the community activity center, and correspondingly revised the land use and zoning maps and relevant text.

The WMP was also amended in 2012 (Bill No. R-12-80, see attachment) primarily to respond to the addition of Education (E) and Recreation (R) land use categories, and to correspondingly update related text, charts and maps in the body of the document.

The Westland Sector Plan (WSP), adopted in 1999 (Enactment No. 63-1999), established City zoning categories for approximately 1,700 acres and referred to the WMP for design guidelines and allowed uses. The WSP consists of two maps: a land use map and a zoning map, which used to be on two, full-sized sheets. The WSP was amended in 2008 and 2012 in conjunction with amendments to the WMP. With the 2012 amendments, the WSP became known as the Western Albuquerque Land Holdings (WAHL) Sector Plan and became Appendix A of the WMP.

***The subject site is located at the western edge of the Town Center Village (TCV) area of the WMP, as shown on Sheet 2 of Appendix A (formerly the WSP). Sheet 1 shows the "Recreation" land use category, which corresponds to the TCV zoned area and the land adjacent west.***

***The 2012 amendments updated Table 10 of the WMP (p. 38) to include the Regional Park/TCV and incorporate the 81 acre subject site into the revised land use totals for the Westland area. No additional amendments to the WMP appear to be needed.***

***F) Northwest Mesa Escarpment Plan (NWMEP), Rank III***

The Northwest Mesa Escarpment Plan (NWMEP) was adopted by City Council on November 30, 1987. The Northwest Mesa Escarpment is a seventeen-mile long face of exposed volcanic basalt and associated soils approximately 50 to 200 feet high, which runs north-south along the northwest mesa. The NWMEP was created to maintain the volcanic escarpment as open space for public health, welfare and safety reasons, as well as to define urban form and satisfy other open space needs.

The NWMEP contains a design overlay zone and is utilized as a tool to help preserve the Escarpment area. Though listed as policies in the text, the "Regulations for the Entire Design Overlay Zone" are considered regulations and treated as mandatory. There are four distinct areas within the design overlay zone:

- The Escarpment Face
- The Impact Area
- The Conservation Area
- The View Area

The NWMEP also includes general regulations that apply in all three areas. The 81-acre subject site is approximately 0.3 mile south of the Petroglyph National Monument and is located in the View Area. The following policies apply:

*Section 1- Regulations for the Entire Design Overlay Zone (p. 50)*

**Policy 7:** For property within the City of Albuquerque and Bernalillo County, a design overlay zone is established which covers the Conservation Area, the Impact Area and the View Area as shown on Map 10. All development within the Design Overlay Zone shall comply with the design regulations of this chapter. Variances other than those specifically allowed constitute plan amendments and must follow the standard plan amendment procedure. A request for amendment to the Plan may be processed simultaneously with a request for site plan approval. Site plan approval by either the City or County Planning Commission shall be conditional on Plan amendment approval by the City Council.

*The request for proposed text amendments precedes a site development plan for the athletic fields and associated parking lot. The NWMEP does not contain a process for variance from its requirements, such as the 40 foot height limitation on structures in the View Area (see below). Therefore, to accommodate the light poles, a text amendment is necessary.*

*Section 4- View Area Regulations*

**Policy 21.1:** The height of structures within the View Area shall comply with the requirements of the Comprehensive City Zoning Code, except that no structure shall exceed 40'0" in height.

*The request would facilitate a development that would not comply with Policy 21.1, hence the proposed text amendment pursuant to the NWMEP's established process (see above). The future light poles would be 80 feet tall, which is double the maximum structure height allowed in the View Area.*

**VI. ANALYSIS- PROPOSED TEXT AMENDMENTS**

Policy Citations are in Regular Text; Additions are [underlined]; Deletions are ~~[stricken]~~ *Staff Analysis is in Bold Italics.*

Note that the introduced version of Council Bill No. R-15-222 differs from the version being considered as part of the EPC process and reflected in the language below. This is due to a discovery by Staff that the introduced bill referred to a requirement pertaining to the Conservation and Impact Area of the NWMEP. Since the subject site is in the View Area, the bill was re-drafted

to reflect the correct requirement to amend. Due to the redrafting, no conditions for recommendation of approval are suggested.

The request consists of the following, proposed changes that would pertain only to the approximately 81-acre subject site:

1. On page 73 of the Northwest Mesa Escarpment Plan (NWMEP), amend Policy 21-1 as follows:

*"The height of structures within the View Area shall comply with the requirements of the Comprehensive City Zoning Code, except that no structure shall exceed 40'0" in height [except as noted below.]"*

*A light pole (luminary) is a type of structure and the subject site is in the View Area of the NWMEP. Therefore, light pole height on the subject site (parcels C-2-A, C-3-A, and C-3-C Westland North) is not allowed to exceed 40 feet pursuant to Policy 21-1 of Section 4- View Area Regulations, except as noted in the new text (Policy 21-1) below.*

2. On page 73 of the NWMEP, add the following language:

[21-2 For the approximately 81-acre property located at the corner of Arroyo Vista Boulevard and 118th Street and legally described as Parcels C-2-A, C-3-A, and C-3-C Westland North, the light poles (luminaries) for the athletic fields are allowed to be up to 80'0" feet in height from the finished grade of the field. Baffles, hoods or diffusers shall be used to minimize the visibility of any light point source from nearby development and/or the Petroglyph National Monument. ]

*The request is to allow light poles to exceed 40 feet for only the subject site, which is the exception noted above in Policy 21-1. The exception would not apply to any other property in the NWMEP area.*

## **VII. AGENCY & NEIGHBORHOOD CONCERNS**

### ***Reviewing Agencies/Pre-Hearing Discussion***

City Departments and other agencies reviewed this application from 07/06/2015 to 7/17/2015. Few comments were received. Staff from the Parks and Recreation Department, Planning and Design Division, support the proposed text amendments and will continue to work with the neighborhoods and the Petroglyph National Monument staff on light locations. Open Space Division Staff has no adverse comments as long as downlighting fixtures (such as the baffles, hoods, or diffusers) will be required for the new light fixtures. Agency comments begin on p. 15 of this report.

### ***Neighborhood/Public***

For text amendments to sector development plans, the Zoning Code requires the same notification as it does for changes to the text of the Zoning Code. The affected neighborhood organizations are the Tres Volcanes Neighborhood Association (NA), the Parkway NA, the Avalon NA, the Laurelwood NA, the Los Volcanes NA, the South Valley Coalition, the Southwest Alliance of Neighbors (SWAN) and the Westside Coalition.



The Planning Department notified the affected neighborhood organizations and property owners as required. An article was included in the Neighborhood News. An informational meeting was held on July 30, 2015 by Council Services Staff and the agent for the forthcoming sector development plan map amendment (zone change) and site development plan for building permit. Neighbors did not mention any concerns about lighting on the subject site. Staff has not received any inquiries or comments as of this writing and is not aware of any opposition.

#### ***VIII. CONCLUSION***

The request would amend the Northwest Mesa Escarpment Plan (NWMEP) to allow light poles that are taller than those currently allowed on Parcels C-2-A, C-3-A and C-3-C of Westland North, an approximately 81 acre vacant site that will be the future location of the new City athletic fields.

The NWMEP considers all variations to Plan requirements to be text amendments, and the City Council is the approval authority for text amendments (Policy 7, p. 50). The EPC's task is to make a recommendation to the City Council.

The request generally furthers applicable Goals and Policies of the Comprehensive Plan and the West Side Strategic Plan (WSSP). The Westland Master Plan (WMP) and the Westland Sector Plan (WSP) were amended in 2012 to include the subject site, revise land use totals accordingly, and create the land use category "Recreation."

Affected neighborhood organizations and property owners were notified as required. An informational meeting was held on July 30, 2015. Neighbors did not mention any concerns about lighting. Staff has not received any inquiries or comments as of this writing and not aware of any opposition. Staff recommends that the EPC forward a recommendation of approval to the City Council.

***RECOMMENDED FINDINGS – 15EPC-40027, August 13, 2015 – Text Amendments to the Northwest Mesa Escarpment Plan***

1. The request is to amend the text of the Northwest Mesa Escarpment Plan (NWMEP) to allow light poles (luminaries) that are taller and brighter than those currently allowed by the NWMEP. The text amendment would pertain only to Parcels C-2-A, C-3-A and C-3-C of Westland North, an approximately 81 acre vacant site planned to be the future location of the new City athletic fields (the “subject site”).
2. The subject site is in the View Area of the NWMEP. The height of the light poles (luminaries) for the future athletic fields would exceed the 40 foot height limitation for structures in the View Area.
3. Pursuant to Policy 7 of the Regulations for the Entire Design Overlay Zone, the NWMEP considers all variations to Plan requirements to be text amendments to the Plan. The EPC’s task is to evaluate the request and forward a recommendation to the City Council. The City Council is the approval authority for plan amendments and will make the final decision.
4. The request would add a new policy (Policy 21-1) on page 73 of the NWMEP, thereby amending the text of the Plan. Policy 21-1, which requires that structure height in the View Area not exceed 40 feet in height, will continue to apply in the View Area except for the subject site.
5. The Charter of the City of Albuquerque, the Albuquerque / Bernalillo County Comprehensive Plan, the Westside Strategic Plan, the Westland Master Plan, the Western Albuquerque Land Holdings Sector Development Plan (formerly the Westland Sector Development Plan), the Northwest Mesa Escarpment Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request meets the intent of the City Charter: Amending the text of an adopted sector development plan, according to the process established in that Plan, is an exercise in local self-government that falls within the City’s powers (Article I) and expresses the Council’s desire to ensure the proper use and development of land (Article IX).
7. The request generally furthers the intent of the Zoning Code to promote the health, safety and general welfare of the public. The height in excess of NWMEP requirements would be limited only to the athletic fields, which would be lit for public enjoyment but would remain subject to the Zoning Code 14-16-3-9, Area Lighting Regulations, like all other properties in the City. As the zoning authority for the City of Albuquerque, the City Council will make the final determination.

8. The request generally furthers the following, applicable Comprehensive Plan Goals and policy:
  - A. Developing and Established Urban Goal. The request would help allow lighting for a use that will come to identify this community within the metropolitan area, and will help promote variety and maximum choice in life styles.
  - B. Open Space Goal. The request would help facilitate development of City athletic fields, which would provide opportunities for education and recreation. The City has set aside the subject site as a park for athletic uses.
  - C. Open Space Policy II.B.1g. Development of City athletic fields, which the request would facilitate, is part of an effort to plan and implement a regional park in the area to serve various athletic pursuits.
9. The request generally furthers the following, applicable policies in the WSSP:
  - A. Policy 3.54. The subject site is located in the Westland North Community, which is intended to accommodate a wide variety of growth. The request would be consistent with the City's plans and programming to develop a regional park in the area; the future development would be phased.
  - B. Policy 4.6. "Lighting" is a design guideline/policy of the WSSP. The request would result in lighting that is intended to illuminate only the fields, would be shielded and would comply with Zoning Code 14-16-3-9, Area Lighting Regulations. Parking lot lights would comply with the Zoning Code and with the NWMEP regarding height.
10. The subject site is located at the western edge of the Town Center Village (TCV) area of the Westland Master Plan (WMP), as shown on Sheet 2 of Appendix A (formerly the Westland Sector Plan, or WSP). Sheet 1 of Appendix A shows the "Recreation" land use category, which includes the subject site and was added to the Plan with the 2012 amendments. Table 10 of the WMP was also amended in 2012 to include the 81 acre subject site (the Regional Park) and the revised land use totals for the Westland area. It appears that the request does not necessitate any additional amendments to the WMP.
11. The request is not required to be justified pursuant to R270-1980 because it does not affect the uses allowed or not allowed on the subject site. Rather, the request would amend the NWMEP to allow light pole height to exceed Plan allowances for the subject site without affecting the subject site's zoning descriptor.
12. The affected neighborhood organizations are the Tres Volcanes Neighborhood Association (NA), the Parkway NA, the Avalon NA, the Laurelwood NA, the Los Volcanes NA, the South Valley Coalition, the Southwest Alliance of Neighbors (SWAN) and the Westside Coalition, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. The request was also advertised in the City's Neighborhood News newsletter.

13. An informational meeting was held on July 30, 2015. Neighbors did not mention any concerns about lighting on the subject site. As of this writing, there is no known opposition to the request.

***RECOMMENDATION – 15EPC-40027 – August 13, 2015***

**That a recommendation of APPROVAL of 15EPC-40027, a text amendment to the Northwest Mesa Escarpment Plan, be forwarded to the City Council based on the preceding Findings.**

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*Catalina Lehner*

***Catalina Lehner-AICP  
Senior Planner***

**Notice of Decision cc list:**

Council Services, Attn: Andrew Webb, City County Building, 9<sup>th</sup> Floor, ABQ., NM 87102  
Thomas Borst, Tres Volcanes N.A., 1908 Selway Pl. NW, ABQ, NM 87120  
Antionette Lopez, Tres Volcanes NA, 9774 Summer Shower Pl., NW, ABQ, NM 87120  
Ruben Aleman, Parkway NA, 8005 Fallbrook NW, ABQ, NM 87120  
Mary Loughran, Parkway N.A., 8015 Fallbrook NW, ABQ, NM 87120  
Billy DeHerrera, Avalon NA, 651 Stern Dr. NW, ABQ, NM 87121  
Lucy Anchondo, Avalon NA, 601 stern Dr. NW, ABQ, NM 87121  
Candelaria Patterson, Laurelwood NA, 7608 Elderwood Dr. NW, ABQ, NM 87120  
Greg Huston, Laurelwood NA, 7600 Sherwood Dr. NW, ABQ, NM 87120  
Ben Sandoval, Los Volcanes, NA, 6516 Honeylocust Ave, NW, ABQ, NM 87121  
Ted Trujillo, Los Volcanes NA., 6601 Honeylocust Ave, NW, ABQ, NM 87121  
Rod Mahoney, S. Valley Coalition of Neighborhood Assoc., 1838 Sadora Rd. SW, ABQ, NM 87105  
Marcia Fernandez, S. Valley Coalition of Neighborhood Assoc., 2401 Violet SW, ABQ, NM 87105  
Johnny Pena, SWAN, 6525 Sunset Gardens SW, ABQ, NM 87121  
Jerry Gallegos, SWAN, 417 65<sup>th</sup> St. SW, ABQ, NM 87121  
Gerald C. Worrall, Westside Coalition of NAs, 1039 Pinatubo Pl. NW, ABQ, NM 87120  
Harry Hendriksen, Westside Coalition of NAs, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114-2701



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## **CITY OF ALBUQUERQUE AGENCY COMMENTS**

### **PLANNING DEPARTMENT**

#### **Zoning Enforcement**

No Adverse Comments

#### **Office of Neighborhood Coordination**

Tres Volcanes Neighborhood Association (NA), the Parkway NA, the Avalon NA, the Laurelwood NA, the Los Volcanes NA, the South Valley Coalition, the Southwest Alliance of Neighbors (SWAN) and the Westside Coalition.

#### **Long Range Planning**

### **CITY ENGINEER**

#### **Transportation Development (City Engineer/Planning Department):**

No objection to request.

#### **Hydrology Development (City Engineer/Planning Department):**

### **DEPARTMENT of MUNICIPAL DEVELOPMENT**

#### **Transportation Planning**

Reviewed, but there are no comments.

#### **Traffic Engineering Operations**

#### **Street Maintenance**

#### **New Mexico Department of Transportation (NMDOT)**

NMDOT has no comments.

### **WATER UTILITY AUTHORITY**

#### **Utility Services**

No objection.

### **ENVIRONMENTAL HEALTH DEPARTMENT**

#### **Air Quality Division**

#### **Environmental Services Division**

### **PARKS AND RECREATION**

#### **Planning and Design**

The Parks and Recreation Department supports the text amendment to the NW Escarpment Plan to extend the height requirement for lighting at this one location to accommodate the future Regional

Baseball Complex. The Department will continue to work with the neighborhoods and the Petroglyph National Monument staff on light locations.

**Open Space Division**

OSD has reviewed and has no adverse comments as long as the downlighting fixtures (such as the baffles, hoods, or diffusers) will be required for the new light fixtures.

**City Forester**

**POLICE DEPARTMENT/Planning**

No Crime Prevention or CPTED comments concerning the proposed *Amendment to Zoning Code or Subdivision Regulations Text* request at this time.

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

No Comment

**FIRE DEPARTMENT/Planning**

Reviewed with No Comments for Text Amendments.

**TRANSIT DEPARTMENT**

Project # 1010536 15EPC-40027 AMNDT TO ZONING CODE OR SUBDN TEGS TEXT  COA PLANNING - CITYWIDE	Adjacent and nearby routes	None.
	Adjacent bus stops	None.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None

## **COMMENTS FROM OTHER AGENCIES**

**NEW MEXICO DEPARTMENT OF TRANSPORTATION**

No adverse comments.

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

Reviewed, no comment.

**ALBUQUERQUE PUBLIC SCHOOLS**

The City of Albuquerque requests an amendment to the Northwest Mesa Escarpment Plan to allow the height of luminaries to exceed 20 feet and allow the light point source of the light fixtures to be visible

from a distance greater than 1000 feet for the City-owned property located at 118<sup>th</sup> St and Arroyo Vista Blvd. This will have no adverse impacts to the APS district.

***MID-REGION COUNCIL OF GOVERNMENTS***

MRMPO has no adverse comments.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

PNM has no comments based on information provided to date.







**Figure 1: Looking South, at the subject site, from Arroyo Vista Blvd.**



**Figure 2: Looking West, at the subject site.**

**PROPOSED LEGISLATION**

**Council Bill No. R-15-222 and**

**Background: NWMEP p. 50 and p. 73**

# CITY of ALBUQUERQUE

## TWENTY-FIRST COUNCIL

COUNCIL BILL NO. R-15-222 ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: Ken Sanchez

1 RESOLUTION

2 AMENDING THE NORTHWEST MESA ESCARPMENT PLAN TO ALLOW THE  
3 HEIGHT OF LIGHT POLES (LUMINARIES) TO EXCEED 40 FEET FOR THE  
4 ATHLETIC FIELDS ON THE CITY-OWNED PROPERTY LOCATED AT 118<sup>TH</sup>  
5 STREET AND ARROYO VISTA BOULEVARD.

6 WHEREAS, the City Council, the Governing Body of the City of  
7 Albuquerque, has the authority to adopt and amend plans for the physical  
8 development of areas within the planning and platting jurisdiction of the City  
9 authorized by Statute, Section 3-19-1 et. Seq., NMSA 1978, and by its home  
10 rule powers; and

11 WHEREAS, the City of Albuquerque adopted the Rank Three Northwest  
12 Mesa Escarpment Plan in 1998 through Council Resolution 339, Enactment  
13 No. 4-1988; and

14 WHEREAS, Policy 21-1 of the Northwest Mesa Escarpment Plan View Area  
15 restricts the height of structures to 40 feet; and

16 WHEREAS, the City's proposed Regional Sports Complex is within the  
17 Northwest Mesa Escarpment Plan View Area boundaries; and

18 WHEREAS, a light pole (luminary) is a type of structure; and

19 WHEREAS, the athletic fields will require light poles (luminaries) that are  
20 substantially taller than 40 feet; and

21 WHEREAS, the City has determined that a Regional Sports Complex  
22 provides a community benefit and is consistent with public health, safety,  
23 morals, and general welfare.

24 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
25 ALBUQUERQUE:

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[Bracketed/Strikethrough Material] - Deletion

[Bracketed/Underscored Material] - New  
[Bracketed/Strikethrough Material] - Deletion

1       Section 1. Section 4 of the Northwest Mesa Escarpment Plan is hereby  
2 amended regarding lighting on the aforementioned property, as follows:

3       "21-1 The height of structures within the View Area shall comply with the  
4 requirements of the Comprehensive City Zoning Code, except that no  
5 structure shall exceed 40'0" in height" [except as noted below.]

6       21-2

7               For the approximately 81-acre property located at the corner of  
8 Arroyo Vista Boulevard and 118th Street and legally described as Parcels C-2-  
9 A, C-3-A, and C-3-C Westland North, the light poles (luminaries) for the athletic  
10 fields are allowed to be up to 80'0" feet in height from the finished grade of the  
11 field. Baffles, hoods or diffusers shall be used to minimize the visibility of any  
12 light point source from nearby development and/or the Petroglyph National  
13 Monument. ]"

14       Section 2. EFFECTIVE DATE. This resolution shall take effect five days  
15 after publication by title and general summary.

16       Section 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
17 clause, word, or phrase of this resolution is for any reason held to be invalid  
18 or unenforceable by any court of competent jurisdiction, such decision shall  
19 not affect the validity of the remaining provisions of this resolution. The  
20 Council hereby declares that it would have passed this resolution and each  
21 section, paragraph, sentence, clause, word or phrase thereof irrespective of  
22 any provisions being declared unconstitutional or otherwise invalid.  
23  
24  
25

## SECTION 1 - REGULATIONS FOR THE ENTIRE DESIGN OVERLAY ZONE

The City of Albuquerque's Comprehensive Zoning Code allows for a Design Overlay Zone for areas of at least 320 acres which meet at least two of the following three conditions (Appendix F):

- "a. Contain highly scenic natural features or physical setting, or have highly significant views.
- b. Have development potential which is likely to require unusually complex coordination of flood control, transportation, open space, and urban land uses.
- c. Have a strong role in the development of the form of the metropolitan area, arterial street corridors or critical areas near urban centers or historic zones."

The Conservation Area, Impact Area and View Area meet all three of the conditions in that each area contains highly scenic natural features or views; has development potential which will require a complex coordination of infrastructure, land use and open space; and can play a strong role in determining urban form. Therefore:

→ POLICY #7. FOR PROPERTY WITHIN THE CITY OF ALBUQUERQUE AND BERNALILLO COUNTY, A DESIGN OVERLAY ZONE IS ESTABLISHED WHICH COVERS THE CONSERVATION AREA, THE IMPACT AREA AND THE VIEW AREA AS SHOWN ON MAP 10. ALL DEVELOPMENT WITHIN THE DESIGN OVERLAY ZONE SHALL COMPLY WITH THE DESIGN REGULATIONS OF THIS CHAPTER. VARIANCES OTHER THAN THOSE SPECIFICALLY ALLOWED FOR IN THIS PLAN CONSTITUTE PLAN AMENDMENTS AND MUST FOLLOW THE STANDARD PLAN AMENDMENT PROCEDURE. A REQUEST FOR AMENDMENT TO THE PLAN MAY BE PROCESSED SIMULTANEOUSLY WITH A REQUEST FOR SITE PLAN APPROVAL. SITE PLAN APPROVAL BY EITHER THE CITY OR COUNTY PLANNING COMMISSION SHALL BE CONDITIONAL ON PLAN AMENDMENT APPROVAL BY THE CITY COUNCIL.

- 7-1      The Planning Director may approve minor changes to this Plan if they are consistent with the use and general scale and intensity as set forth in this Plan, and if the approving official finds that neither the City nor any person will be substantially aggrieved by the change.

\*                      \*                      \*

The Development Process Manual (DPM) details submittal requirements for all levels of development approval. The DPM specifies that additional plan information may be required. The soils, slopes, archaeological resources, and other features of the escarpment and adjacent open space provide unique constraints and opportunities for development. As a result, adequate information about these features is necessary for informed development decisions. Therefore:



**SECTION 4 - VIEW AREA REGULATIONS**

The large area designated as the View Area comprises the view from a distance. Those factors which affect views from a distance and the general character of the area are controlled by the overlay zone. Therefore:

**POLICY #20. THE PREDOMINANT COLORS USED ON STRUCTURES WITHIN THE VIEW AREA SHALL BLEND WITH THE NATURAL COLORS OF THE MESA.**

- 20-1 Predominant exterior surfaces of commercial and multi-family buildings shall be Approved Colors (Appendix E). Metal items such as vents, cooling units and other mechanical devices on roofs are subject to this regulation, as are fences. Dish antennae shall not be placed on roofs. Up to 20% of the opaque materials on any facade may be colors other than Approved Colors.
- 20-2 Single family residential structures built in the View Area must be built with roofs that are Approved Colors.

**POLICY #21. STRUCTURES ABOVE AND BELOW THE ESCARPMENT SHALL NOT DOMINATE THE VIEWS OF THE ESCARPMENT FROM THE EAST SIDE.**

- 21-1 The height of structures within the View Area shall comply with the requirements of the Comprehensive City Zoning Code, except that no structure shall exceed 40'0" in height. ←

## HISTORY

**CITY of ALBUQUERQUE  
TWENTIETH COUNCIL**

COUNCIL BILL NO. F/S R-12-80

ENACTMENT NO. R. 2012-094

SPONSORED BY: **Ken Sanchez**

**RESOLUTION**

1  
2 **ADOPTING SECTOR DEVELOPMENT PLAN MAP AMENDMENTS, 12EPC-**  
3 **40028, TO AMEND THE WESTLAND SECTOR DEVELOPMENT PLAN, AND**  
4 **ADOPTING MASTER DEVELOPMENT PLAN AMENDMENTS, 12EPC-40029, TO**  
5 **AMEND THE WESTLAND MASTER PLAN, PRIMARILY TO RESPOND TO**  
6 **FUTURE DEVELOPMENT PLANS FOR AN EDUCATION CAMPUS, ATHLETIC**  
7 **FIELDS AND A REGIONAL PARK, AND ALSO TO MODIFY LAND USES AND**  
8 **DENSITIES IN CERTAIN AREAS, FOR TRACTS A, J, K, L, M, N AND P**  
9 **WATERSHED SUBDIVISION; TRACT A COLLEGE ZONE 2 WEST RESERVOIR**  
10 **SITE; TRACT B THE CROSSING; PARCELS C, D, F AND G WESTLAND**  
11 **NORTH; PARCEL A W/IN SECS 7 & 18T 10N R2E TOWN OF ATRISCO GRANT;**  
12 **ALL OF THE WATERSHED AND STORMCLOUD RESIDENTIAL SUBDIVISIONS;**  
13 **PORTIONS OF THE SUNDORO, SUNDORO SOUTH, PAINTED SKY AND**  
14 **PARKWAY RESIDENTIAL SUBDIVISIONS, APPROXIMATELY 1,700 ACRES,**  
15 **LOCATED SOUTH OF PETROGLYPH NATIONAL MONUMENT, NORTH OF**  
16 **INTERSTATE-40, AND WEST OF UNSER BOULEVARD TO CITY LIMITS.**

17 **WHEREAS, the Council, the Governing Body of the City of Albuquerque,**  
18 **has the authority to adopt and amend plans for the physical development of**  
19 **areas within the planning and platting jurisdiction of the City authorized by**  
20 **statute, Section 3-19-5, NMSA 1978, and by its home rule powers; and**

21 **WHEREAS, the City of Albuquerque adopted the Westland Sector**  
22 **Development Plan, a Rank III Sector Development Plan, in 1999 through**  
23 **Enactment Number 63-1999; and**

24 **WHEREAS, the City of Albuquerque adopted the Westland Master Plan, a**  
25 **Master Development Plan, in 1998 through Council Bill R-20; and**

[+Bracketed/Underscored Material+] - New  
[-Bracketed/Strikethrough Material-] - Deletion

1 WHEREAS, the Council has the authority to not only adopt but to amend  
2 such plans (the "Westland Plans"); and

3 WHEREAS, on July 12, 2012, the Environmental Planning Commission  
4 (EPC), in its advisory role on land use and planning matters, recommended  
5 approval to the City Council of amendments to the Westland Sector Plan and  
6 the Westland Master Plan; and

7 WHEREAS, the EPC found that the amendments to the Westland Plans are  
8 consistent with applicable goals and policies of the Albuquerque/Bernalillo  
9 County Comprehensive Plan, the West Side Strategic Plan, the  
10 Comprehensive City Zoning Code, and R-270-1980.

11 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
12 ALBUQUERQUE:

13 Section 1. THE WESTLAND SECTOR PLAN, A RANK III SECTOR  
14 DEVELOPMENT PLAN, IS AMENDED. The Westland Sector Plan Land Use map  
15 and the Westland Sector Plan Zoning map are hereby amended as shown in  
16 Exhibits A and B, attached hereto, to (1) change the name of the SU-2 for PDA  
17 for Residential Resort zone to SU-2 for PDA, (2) include the new land use  
18 categories "Education" (E) and "Recreation" (R), and (3) make associated  
19 updates to the land use and plan notes.

20 Section 2. THE WESTLAND MASTER PLAN, A MASTER DEVELOPMENT  
21 PLAN, IS AMENDED. The Westland Master Plan (WMP) is hereby amended as  
22 shown in Exhibits C, D, E, F, G and H, attached hereto. These amendments to  
23 the WMP's text and maps will add the new land use categories "Education" (E)  
24 and "Recreation" (R) to the WMP, and will make associated modifications to  
25 regulations and densities in the Zoning, Development Phasing, and  
26 Government and Public Facilities sections.

27 Section 3. FINDINGS ACCEPTED. The City Council adopts the following  
28 findings for the Westland Sector Plan amendments (12EPC-40028) and  
29 Westland Master Plan amendments (12EPC-40029):

30 A. The request is for amendments to the Westland Master Plan (WMP) and  
31 the Westland Sector Plan (WSP). The WMP covers approximately 6,424 acres  
32 located north of Interstate 40, south of the Petroglyph National Monument and  
33 west of Unser Boulevard to about ¼ mile west of Atrisco Vista. The WSP is a

1 Rank III sector development plan that consists of two sheets: one that shows  
2 land uses and another that establishes zoning. The approximately 1,700 acre  
3 Sector Plan area is located within the boundaries of the WMP, roughly south  
4 of Petroglyph National Monument, north of Interstate-40, and west of Unser  
5 Boulevard to City limits.

6 B. The proposed amendments are primarily to respond to future  
7 development plans for an Albuquerque Public Schools (APS) education  
8 complex and athletic fields, and a City regional park. Several land use  
9 categories, densities and acreage allocations are also proposed to be  
10 amended.

11 C. Zoning Code 14-16-2-23(B)(2)(a), SU-2 Special Neighborhood Zone,  
12 requires that the request be forwarded to the City Council for approval  
13 because the amendments cover an area greater than one block (10 acres) in  
14 size.

15 D. The subject area is in the Developing Urban Area of the Comprehensive  
16 Plan and within the boundaries of the West Side Strategic Plan (WSSP). Part of  
17 the subject area is in the Northwest Mesa Escarpment Plan (NWMEP) area.

18 E. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side  
19 Strategic Plan (WSSP), the Northwest Mesa Escarpment Plan (NWMEP), the  
20 Westland Sector Plan (WSP), the Westland Master Plan (WMP) and the City of  
21 Albuquerque Zoning Code are incorporated herein by reference and made part  
22 of the record for all purposes.

23 F. The proposals generally further the Education Goal of the  
24 Comprehensive Plan and West Side Strategic Plan Policy 8.5. The future  
25 education campus, athletic fields and regional park would provide a variety of  
26 education and recreational opportunities to many citizens. Albuquerque Public  
27 Schools (APS) Staff are involved in choosing locations for future education  
28 facilities. The location of the future facilities is near the designated Westland  
29 Community Activity Center (the SU-2/Town Center zoned land) (WSSP Policy  
30 8.5).

31 G. The proposals further the Open Space Network Goal and Policy II.B.1a.  
32 of the Comprehensive Plan. Though the Open Space (OS) land use category is  
33 already included in the Westland Plans, establishing Recreation (R) and



1 Education (E) as separate land uses and specifying their appropriate location  
2 would facilitate the comprehensive development of recreation and outdoor  
3 education opportunities and help shape the area's urban form (Policy II.B.1a).

4 H. The proposals partially further the Goal of Developing Urban &  
5 Established Urban Areas and the following Land Use policies:

6 i. Goal. The future education complex, athletic fields and park  
7 would contribute to defining the Westland North community. The proposed  
8 amendments would likely result in variety and choice in housing and  
9 lifestyles, though creating a visually pleasing built environment cannot be  
10 evaluated at this time.

11 ii. Policy II.B.5d-neighborhood values /environmental conditions/  
12 resources. The proposal would facilitate future development of education uses  
13 adjacent to the National Monument and athletic fields and a regional park  
14 adjacent to the Ladera ponds. The location and intensity generally respect  
15 neighborhood values; design cannot be evaluated at this time.

16 iii. Policy II.B.5e-programmed facilities/ neighborhood integrity.  
17 The proposal would facilitate development at the City's edge, where some  
18 services may be available but not others, in contrast to a built-out area. The  
19 integrity of nearby, existing neighborhoods may be affected as the future uses  
20 develop.

21 i. The proposals partially further the Activity Center Goal and Activity  
22 Center Policy II.B.7g. Replacing ≈191 acres of Town Center Village (TCV) land  
23 would generally not strengthen a concentration of mixed land use and could  
24 preclude development of the mixed C-1 and R-2 uses envisioned. Auto travel  
25 needs would generally increase at first, but with build-out, the future proximity  
26 of schools, residences and a park could help reduce auto travel needs and  
27 enhance the area's identity. Activity Center uses were developed as part of the  
28 planning effort for the Westland area. The Community Activity Center (Town  
29 Center (TC) zoned land) will develop in response to the location of the  
30 education and park uses outside of it. "Education facilities" and "middle/high  
31 school" are typical uses in a Community Activity Center and should be located  
32 inside of it, though the Community Activity Center (TC zoned land) will

1 develop in response to the location of the education and park uses (Policy  
2 II.B.7g.).

3 J. The applicant has adequately justified the proposed zone changes  
4 pursuant to R-270-1980 as follows:

5 I. Section 1A: The applicant cited various Goals and policies to  
6 demonstrate that the proposed zone changes are consistent with applicable  
7 Plans, the overarching purpose of which is to ensure the health, safety and  
8 general welfare of the City.

9 II. Section 1B: The applicant has provided an acceptable, sound  
10 justification for the proposed changes. Existing zoning descriptors generally  
11 remain the same; the proposed land use adjustments are intended to help  
12 maintain the anticipated level of residential development which helps keep  
13 land use and zoning stable.

14 III. Section 1C: The applicant cited various, applicable Goals and  
15 policies. In most instances, the explanation of how the request furthers each  
16 is acceptable. The applicant has established an adequate policy-based  
17 justification based on the general furthering of a preponderance of Goals and  
18 policies.

19 IV. Section 1D: The zone changes are appropriate because the  
20 applicant has demonstrated that changed community conditions justify them  
21 (D.2). The addition of Albuquerque Public Schools (APS) facilities and a City  
22 Regional Park are community changes to approx. 300 acres of the Westland  
23 Plans that were not specifically envisioned. The proposals are also justified  
24 pursuant to D.3 because they further a preponderance of applicable Goals and  
25 policies that are found to be generally more advantageous to the community.

26 V. Section 1E: The permissive uses would not be harmful to  
27 adjacent property, the neighborhood or the community. No new zone  
28 categories or permissive uses are proposed; amendments contain one  
29 amended zoning descriptor (SU-2/PDA instead of SU-2/PDA for Residential  
30 Resort) and new land uses categories and labels.

31 VI. Section 1F: The proposed zone changes will not require major  
32 unprogrammed capital expenditures by the City. The area is master planned

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1 and includes a phasing plan for infrastructure. Funds for acquisition of the  
2 City park land have already been programmed.

3 vii. Section 1G: Changed community conditions are the primary  
4 reason for the proposed amendments, which respond to decisions made by  
5 APS and the City that necessitate corresponding changes to the remaining  
6 development areas. The cost of land or other economic considerations is not  
7 the determining factor.

8 viii. Section 1H: The applicant does not use location on a collector  
9 or major street as justification for the proposed changes.

10 ix. Section 1I: The proposals would not result in a spot zone  
11 because the proposed amendments would affect large areas in the Westland  
12 Plans, which were developed in response to transportation, topography and  
13 City plans and policies.

14 x. Section 1J: The proposals would not result in a strip zone  
15 because the proposed amendments would affect large areas in the Westland  
16 Plans, which were developed in response to transportation, topography and  
17 City plans and policies.

18 K. The affected neighborhood organizations are the Tres Volcanes  
19 Neighborhood Association (NA), the Laurelwood NA, the Parkway NA, the Los  
20 Volcanes NA, the South Valley Coalition of Neighborhood Associations, the  
21 Southwest Alliance of Neighbors (SWAN) and the Westside Coalition of NAs,  
22 which were notified as required. A facilitated meeting was held on May 21,  
23 2012.

24 L. The proposed amendments partially further the intent of the WMP  
25 regarding residential development, as follows:

26 i. The proposed amendments would likely result in variety and  
27 choice in housing for future residents, though site specific impacts of the  
28 acreage changes are unknown and cannot be evaluated at this time.

29 ii. The WMP requires that 20% of the housing units shall be  
30 affordable based on Federal guidelines; this is not proposed to change.

31 Section 4. INCORPORATION OF AMENDMENTS TO WSP AND WMP. The  
32 applicant shall incorporate the amendments shown in exhibits A through H to  
33 the WMP and WSP documents within 30 days of the adoption of this

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1 Resolution and provide the amended documents to the Planning Department  
2 for publication.

3 Section 5. EFFECTIVE DATE AND PUBLICATION. This legislation shall  
4 take effect five days after publication by title and general summary.

5 Section 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
6 clause, word or phrase of this resolution is for any reason held to be invalid or  
7 unenforceable by any court of competent jurisdiction, such decision shall not  
8 affect the validity of the remaining provisions of this resolution. The Council  
9 hereby declares that it would have passed this resolution and each section,  
10 paragraph, sentence, clause, word or phrase thereof irrespective of any  
11 provisions being declared unconstitutional or otherwise invalid.

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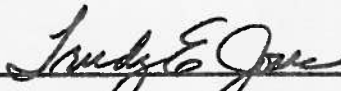
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1 PASSED AND ADOPTED THIS 5<sup>th</sup> DAY OF November, 2012  
2 BY A VOTE OF: 7 FOR 0 AGAINST.

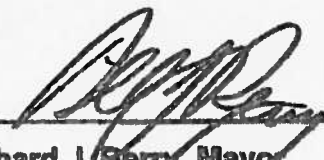
3  
4 Excused: Harris

5 Abstain: Winter

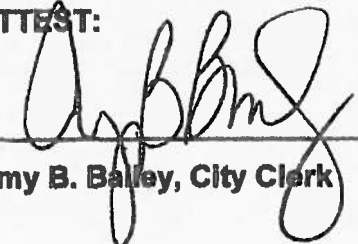
6  
7   
8 Trudy E. Jones, President  
9 City Council

10  
11  
12  
13 APPROVED THIS 20<sup>th</sup> DAY OF November, 2012

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17  
18 Bill No. F/S R-12-80

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21 Richard J. Berry, Mayor  
22 City of Albuquerque

23  
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25  
26 ATTEST:

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28  
29 Amy B. Bailey, City Clerk

# Westland Master Plan

Table 10 - Land Use

Land Use	Total Acreage	% of Total	Average du/ac	Min. Density	Total DUs
Residential - 2.5 du/ac average*	177	2.7%	2.5	2	293
Residential - 4.0 du/ac average	398	5.9%	4	2.5	1,592
Residential - 5.5 du/ac average	2316	35.7%	5.5	3.0	13,068
Residential - 15 du/ac average	33	.5%	15	8	495
Residential - 12 du/ac average/TCV	86	1.2%	12	5	1,032
<b>RESIDENTIAL SUBTOTALS</b>	<b>2,995</b>	<b>46.0%</b>			<b>16,480</b>
Neighborhood Commercial	109	1.6%			
Highway Commercial	57	.0%			
Town Center - 20% @ 30 du/acre***	147	2.3%			
<b>COMMERCIAL SUBTOTALS</b>	<b>313</b>	<b>4.8%</b>			<b>882</b>
Education K-12 (APSI/TCV	110	1.7%			
Corporate Office	90	1.4%			
IP Uses	695	10.7%			
<b>CORPORATE, EDUCATION &amp; IP SUBTOTALS</b>	<b>895</b>	<b>13.8%</b>			
Regional Park/TCV	81	1.3%			
Athletic Complex (APSI/TCV	110	1.7%			
<b>RECREATION/PARK TOTALS</b>	<b>191</b>	<b>3.0%</b>			
Arisco Terrace Major Public Open Space	837	13.0%			
Trail Network/Open Space	590	9.1%			
<b>OPEN SPACE SUBTOTALS</b>	<b>1,472</b>	<b>22.1%</b>			
Road/Drainage Trail Corridors	657	10.3%			
<b>ROAD/DRAINAGE TRAIL CORRIDOR SUBTOTALS</b>	<b>657</b>	<b>10.3%</b>			
<b>TOTAL</b>	<b>6478</b>	<b>100.0%</b>			<b>17,362**</b>

\*The Westland Master Plan has a goal that 20 percent of the housing units shall be affordable based on federal established criteria.

\*\*The original 2000 Master Plan established a maximum of 17,842 dwelling units within the Plan area. The amendments to the Sector and Master Plans shall not allow any increase in residential uses or residential housing units above that allowance unless those units are placed at the second story or above.

\*\*\*Dwelling units are calculated for the Town Center; the Town Center is a Community Activity Center and pursuant to the C-2 Zone, high density residential is a permissive use. It is estimated that up to 20% of the Town Center could develop with high density housing with a potential for 882 units.

Note: The acreages have been revised to reflect the latest platting and updated mapping for the property.



# CITY of ALBUQUERQUE

## EIGHTEENTH COUNCIL

COUNCIL BILL NO. R-08-59 ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: Ken Sanchez, by request

### RESOLUTION

ADOPTING AN AREA PLAN AMENDMENT, 07EPC-50069, TO AMEND THE WEST SIDE STRATEGIC PLAN TO RELOCATE THE WESTLAND COMMUNITY ACTIVITY CENTER, SERVING THE WESTLAND NORTH COMMUNITY, FROM ITS DESIGNATED LOCATION TO A NEW LOCATION CLOSER TO INTERSTATE 40, AND DECREASING THE SIZE OF THE ACTIVITY CENTER FROM APPROXIMATELY 220 ACRES TO APPROXIMATELY 161 ACRES, FOR PARCELS C, D, E, F, G AND H, WESTLAND NORTH, LOCATED BETWEEN 98TH STREET AND THE PROPOSED 118<sup>TH</sup> STREET, NORTH OF INTERSTATE 40 AND SOUTH OF LADERA DRIVE.

WHEREAS, the Council, the Governing Body of the City of Albuquerque, has the authority to adopt and amend plans for the physical development of areas within the planning and platting jurisdiction of the City authorized by statute, Section 3-19-3, NMSA 1978, and by its home rule powers; and

WHEREAS, the City of Albuquerque adopted the West Side Strategic Plan, a Rank II Area Plan, in March 1997 through Enactment Number 35-1997; and

WHEREAS, the Council has the authority to not only adopt but to amend such an area plan; and

WHEREAS, on December 20, 2007, the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended approval to the City Council of an amendment to the West Side Strategic Plan, a Rank II Area Plan, to relocate the Westland Community Activity Center from its designated location to a new location closer to Interstate 40 and to decrease the size of the activity center from approximately 220 acres to approximately 161 acres; and

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1 WHEREAS, the Environmental Planning Commission found that the above  
2 mentioned Westside Strategic Plan amendments are consistent with  
3 applicable Comprehensive Plan and West Side Strategic Plan goals and  
4 policies.

5 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
6 ALBUQUERQUE:

7 Section 1. WEST SIDE STRATEGIC PLAN, A RANK II AREA PLAN,  
8 AMENDED. The Westside Strategic Plan, a Rank II Area Plan, is amended to  
9 relocate the Westland Community Activity Center from its designated location  
10 to a new location closer to Interstate 40 and to decrease the size of the activity  
11 center from approximately 220 acres to approximately 161 acres as depicted in  
12 Map 1 of Exhibit A, which replaces the activity center location map on page  
13 144 of the Westside Strategic Plan.

14 Section 2. WEST SIDE STRATEGIC PLAN, WESTLAND COMMUNITY  
15 ACTIVITY CENTER LOCATION MAP AMENDED. The Westside Strategic Plan  
16 activity center location map on page 144 is amended to reflect the new  
17 location of the Westland Community Activity Center as shown in Map 1 of  
18 Exhibit A.

19 Section 3. FINDINGS ACCEPTED. The following findings for the Westside  
20 Strategic Plan amendment are adopted by the City Council:

- 21 A. This request for an amendment to the West Side Strategic Plan (WSSP)  
22 will require a corresponding amendment to the Comprehensive Plan.  
23 The existing location of the WSSP designated Westland Community  
24 Activity Center is proposed to be moved to a new location adjacent to  
25 Interstate-40. The approximately 550 acre subject site is located  
26 between 98<sup>th</sup> Street and proposed 118<sup>th</sup> Street, north of Interstate 40  
27 and south of Arroyo Vista Drive.
- 28 B. A request for a sector development plan map amendment (06EPC  
29 00139), an amendment to the Westland Sector Plan (06EPC 00141) and  
30 an amendment to the Westland Master Plan (07EPC 40071) accompany  
31 this request.
- 32 C. The proposed relocation of the WSSP designated Westland Community  
33 Activity Center constitutes an amendment to the WSSP, which is

1 required to be forwarded to the City Council. A corresponding  
2 amendment to the Comprehensive Plan to reflect the proposed  
3 relocation is also required to be forwarded to the City Council. As the  
4 City's zoning authority, the City Council will make the final decision.

5 D. The subject site lies within the boundaries of the Developing Urban area  
6 of the Comprehensive Plan. Additional applicable plans include the  
7 Westside Strategic Plan (WSSP) the Westland Master Plan and the  
8 Westland Sector Plan. The Westland Community Activity Center, the  
9 activity center proposed for relocation, is located within the subject  
10 site's boundaries.

11 E. The proposal generally furthers the following relevant Comprehensive  
12 Plan Goals:

13 i. The Activity Center Goal. The proposal would facilitate development  
14 of a concentration of higher-density mixed land uses that would  
15 generally reduce auto travel needs for Westside residents.

16 ii. The Economic Development Goal. The proposal would provide a  
17 variety of retail and service uses and would contribute to economic  
18 development, as well as create additional employment on the Westside  
19 to help improve the jobs/housing balance.

20 F. The proposal partially furthers the following relevant Comprehensive  
21 Plan Goals:

22 i. The Open Space Goal. The proposal would establish Open Space as  
23 a land use category, but there would be no zoning designation for  
24 open space. It is uncertain how open space opportunities would  
25 become reality.

26 ii. The Transportation and Transit Goal. The Town Center relocation  
27 closer to Interstate-40 could help facilitate alternative transportation  
28 opportunities, though in general the area tends to rely heavily on  
29 Interstate 40.

30 iii. The Noise Goal. The Town Center relocation closer to Interstate-40  
31 would buffer future subdivisions from the freeway and reduce noise  
32 impacts. It is unknown if new land use/noise conflicts would arise

1 because the location of housing within the Town Center is not defined  
2 at this time.

3 **G. The proposal partially furthers the following relevant Comprehensive**  
4 **Plan policies:**

5 **i. Policy II.B.5a-full range of urban land uses. A full range of urban land**  
6 **uses would be promoted, especially in the Town Center, though a**  
7 **range of land uses could have occurred without the relocation.**

8 **ii. Policy II.B.5d-neighborhood values/environment/resources.**  
9 **Relocating the Town Center is not likely to conflict with existing**  
10 **neighborhood values. Due to the proposal's general nature, impacts**  
11 **on the natural environment, and scenic and other resources, cannot**  
12 **be specifically addressed at this time.**

13 **iii. Policy II.B.5j-location of commercial development. The TCV zone**  
14 **would provide for small neighborhood centers, but the degree of**  
15 **pedestrian and bicycle access is unknown at this stage. The degree of**  
16 **transit integration in the Town Center, a large, area-wide shopping**  
17 **center is also unknown.**

18 **H. With respect to the Comprehensive Plan Housing Goal and Policy**  
19 **II.B.5h regarding higher density housing, it is unknown at this stage if**  
20 **the proposal furthers or does not further them. Though the proposal**  
21 **would result in more Westside housing, information about the**  
22 **potential for affordable housing has not been included. The proposal**  
23 **allows an average of 9 DU/acre for the net residential development**  
24 **area, which is less than the density needed to fulfill the project's New**  
25 **Urbanist Intent.**

26 **I. With respect to the Westside Strategic Plan (WSSP), the proposal**  
27 **partially furthers the following policies:**

28 **i. Policy 1.1- The intent is for the higher density housing to locate in**  
29 **the Town Center, but there is no guarantee that lower density**  
30 **development would not occur there.**

31 **ii. Policy 1.13- Placing the Activity Center closer to the interstate may**  
32 **allow a greater concentration of commercial uses compared to its**

existing location. However, both the existing and the proposed locations would function as the community's primary focus and both would have the community's most intense land uses.

J. If the designated Activity Center is relocated near Interstate-40 as proposed, then the Town Center would be within the boundaries of the Activity Center. Therefore, the proposed zone change would further Policy 1.3. However, without the adjustment of the Activity Center's location, the proposed zone change would not further Policy 1.3 because the zone change would have occurred outside of the existing Activity Center.

K. Overall, the proposal is generally consistent with the intents and purposes of the Westland Master Plan. The proposal partially furthers the intents and purposes in the land uses, residential resort, open space, Town Center and jobs/housing balance categories. Though in an overarching sense the Plan's intents and purposes are promoted, the proposal does not offer enough specificity to demonstrate that these intents and purposes will come to fruition.

L. A facilitated meeting was held on October 30, 2007. The affected neighborhoods are the Tres Volcanes Neighborhood Association (NA), the Parkway NA and the Avalon NA. The neighborhoods generally support the idea of moving the Town Center closer to Interstate 40, but are concerned about building height, school overcrowding, open space and affordable housing.

**Section 4. CONDITIONS OF APPROVAL.** The Environmental Planning Commission, in recommending approval to the City Council of the amendment to the West Side Strategic Plan, adopted the following Conditions of Approval, which are adopted by the City Council:

A. The City Council delegates final sign-off authority of this Rank II Area Plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the

1 area plan since the City Council hearing, including how the Plan has  
2 been modified to meet each of the Conditions.

3 B. Prior to application submittal to the DRB, the applicant shall meet with  
4 the Staff planners to ensure that all conditions of approval are met.

5 C. The map of the Westland Activity Center in the West Side Strategic Plan  
6 shall be updated to correspond to the proposed new location of the  
7 Town Center.

8 D. Figure 20 (Activity Centers & Transportation Corridors) in the  
9 Comprehensive Plan shall be updated to correspond to the proposed  
10 new location of the Town Center.

11 E. As a designated Community Activity Center, the Town Center shall  
12 comply with the Activity Center policies found in Table 10 of the  
13 Comprehensive Plan.

14 Section 5. EFFECTIVE DATE AND PUBLICATION. This legislation shall  
15 take effect thirty days after publication by title and general summary.

16 Section 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
17 clause, word or phrase of this resolution is for any reason held to be  
18 invalid or unenforceable by any court of competent jurisdiction, such  
19 decision shall not affect the validity of the remaining provisions of this  
20 resolution. The Council hereby declares that it would have passed  
21 this resolution and each section, paragraph, sentence, clause, word or  
22 phrase thereof irrespective of any provisions being declared  
23 unconstitutional or otherwise invalid.  
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## APPLICATION INFORMATION



Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
Major subdivision action			Annexation
Minor subdivision action			
Vacation		<b>V</b>	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
Variance (Non-Zoning)			Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>X</b>	
for Subdivision			
for Building Permit			
Administrative Amendment (AA)			
Administrative Approval (DRT, URT, etc.)			
IP Master Development Plan	<b>D</b>		Street Name Change (Local & Collector)
Cert. of Appropriateness (LUCC)	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE (Form D)</b>			Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.  
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

Professional/Agent (if any): COA PLANNING DEPT. PHONE: 924.3860  
ADDRESS: 600 2<sup>ND</sup> STREET FAX: \_\_\_\_\_  
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_  
APPLICANT: COA COUNCIL SERVICES PHONE: 768.3126  
ADDRESS: CITY / COUNTY BLDG. FAX: \_\_\_\_\_  
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_  
Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: AMENDMENT TO THE NORTHWEST MESA ESCARPMENT PLAN TO ALLOW LUMINAIRES (LIGHTPOLES) TALLER +

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No BRIGHTER THAN IS CURRENTLY ALLOWED IN THE PLAN FOR THE CITY SPORTS COMPLEX TO BE LOCATED W/IN THE BOUNDARY OF THE PLAN.  
SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.  
Lot or Tract No. CITY WIDE PARCELS 0-2-A, 0-3-A + C-3-C Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
Subdiv/Addn/TBKA: WESTLAND NORTH  
Existing Zoning: EN-2 TOWN CT VILLAGE Proposed zoning: N/A MRGCD Map No. \_\_\_\_\_  
Zone Atlas page(s): J7 + J8 Z UPC Code: \_\_\_\_\_

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): \_\_\_\_\_

### CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? \_\_\_\_\_  
No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): \_\_\_\_\_  
LOCATION OF PROPERTY BY STREETS: On or Near: \_\_\_\_\_  
Between: \_\_\_\_\_ and \_\_\_\_\_  
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 8/2/2015  
(Print Name) KYM E. DICOME Applicant ☐ Agent ☒

### FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15 EPC 40027</u>	<u>Text Amend.</u>		\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date			Total
	<u>7-2-15</u>	<u>August 13, 2015</u>		\$ <u>0</u>
	Staff signature & Date	Project #		
	<u>[Signature]</u>	<u>1001620</u>		
		<u>1010536</u>		

286.847

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: CITY COUNCIL SERVICES DATE OF REQUEST: 7/16/15 ZONE ATLAS PAGE(S): J7 + J8  
CURRENT: ZONING SU-2 TOWN CT VILLAGE LEGAL DESCRIPTION: TRACTS C-2-A, C-3-A, C-3-C  
PARCEL SIZE (AC/SQ. FT.) \_\_\_\_\_ LOT OR TRACT # \_\_\_\_\_ BLOCK # \_\_\_\_\_  
SUBDIVISION NAME WESTLAND NORTH

### REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From \_\_\_\_\_ To \_\_\_\_\_

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☒

### SITE DEVELOPMENT PLAN:

SUBDIVISION\* ☐ AMENDMENT ☐

BUILDING PERMIT ☐ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

\*includes platting actions

### PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☒

NEW CONSTRUCTION ☐

EXPANSION OF EXISTING DEVELOPMENT ☐

### GENERAL DESCRIPTION OF ACTION:

# OF UNITS: N/A

BUILDING SIZE: N/A (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature]

DATE 7/16/2015

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

Site Plan will be heard in Sept

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

[Signature]  
TRAFFIC ENGINEER

7/16/15  
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED   /  /    
-FINALIZED   /  /  

TRAFFIC ENGINEER

DATE

Revised January 20, 2011

## NEIGHBORHOOD INFORMATION



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

July 9, 2015

Catalina Lehner  
City of Albuquerque  
Planning Department  
600 Second Street NW, Third Floor/87102  
Phone: 505-924-3935/Fax: 505-924-3339  
E-mail: [clehner@cabq.gov](mailto:clehner@cabq.gov)

Dear Catalina:

Thank you for your inquiry of July 9, 2015 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL FOR CITY PROJECT) – PARCELS C-2-A, C-3-A AND C-3-C, WESTLAND NORTH, LOCATED SOUTH OF ARROYO VISTA BOULEVARD NW, NORTH OF TIERRA PINTADA BOULEVARD NW AND EAST/NORTH OF 118<sup>TH</sup> STREET NW** Zone Map: **J-7-8.**

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

**SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA/COALITIONS THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.**

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,  
*Stephani Winklepleck*  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(03/20/14)

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH  
NA AND/OR HOA AND COALITION  
PROVIDED ON THIS LETTER.**

# **ATTACHMENT A**

**(EPC SUBMITTAL FOR CITY PROJECT) - PARCELS C-2-A, C-3-A AND C-3-C, WESTLAND NORTH, LOCATED SOUTH OF ARROYO VISTA BOULEVARD NW, NORTH OF TIERRA PINTADA BOULEVARD NW AND EAST/NORTH OF 118<sup>TH</sup> STREET NW Zone Map: J-7-8 for Catalina Lehner, Planning Department.**

## **TRES VOLCANES N.A. "R"**

**\*Thomas Borst**, 1908 Selway Pl. NW/87120 352-6563 (h)  
**Antionette Lopez**, 9774 Summer Shower Pl. NW/87120 710-7084 (c)

## **PARKWAY N.A. "R"**

**\*Ruben Aleman**, 8005 Fallbrook NW/87120 385-2189 (c)  
**Mary Loughran**, 8015 Fallbrook NW/87120 836-7841 (h)

## **AVALON N.A. "R"**

**Billy DeHerrera**, 651 Stern Dr. NW/87121 831-5823 (h)  
**Lucy Anchondo**, 601 Stern Dr. NW/87121 839-6601 (h)

## **LAURELWOOD N.A. "R"**

**\*Candelaria Patterson**, 7608 Elderwood Dr. NW/87120 321-1761 (c)  
**Greg Huston**, 7600 Sherwood Dr. NW/87120 229-569-0088 (c)

## **LOS VOLCANES N.A. "R"**

**\*Ben Sandoval**, 6516 Honeylocust Ave. NW/87121 836-4419 (h)  
**Ted Trujillo**, 6601 Honeylocust Ave. NW/87121 836-0336 (h)

## **SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS**

**\*Rod Mahoney**, 1838 Sadora Rd. SW/87105 681-3600 (c)  
**Marcia Fernandez**, 2401 Violet SW/87105 877-9727 (h) 235-6511 (c)

## **SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)**

**\*Johnny Pena**, 6525 Sunset Gardens SW/87121 321-3551 (c) 836-3281 (h)  
**Jerry Gallegos**, 417 65<sup>th</sup> St. SW/87121 261-0878 (c) 831-5406 (h)

## **WESTSIDE COALITION OF N.A.'S**

**\*Gerald C. (Jerry) Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)  
**Harry Hendriksen**, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)

**\*President of NA/HOA/Coalition**

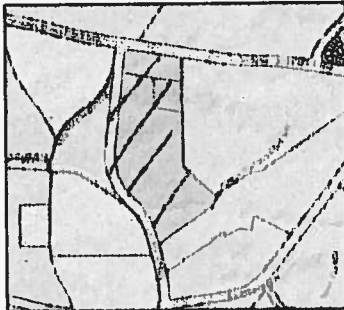




July 13, 2015

Dear Neighborhood Organization Representative,

You are receiving this notification because you represent a neighborhood within the boundaries of the Northwest Mesa Escarpment Plan (NWMEP) area or within 100 feet of the boundaries of the property described as Parcels C-2-A, C-3-A and C-3-C, Westland North, located south of Arroyo Vista Boulevard, north of Tierra Pintada Boulevard NW, and east/north of 118<sup>th</sup> Street NW, approximately 81 acres (see map).



The City of Albuquerque Planning Department, on behalf of City of Albuquerque Council Services, is submitting proposed amendments to the NWMEP that would allow luminaires (light poles) up to 80 feet in height at the future City sports complex, which will contain several athletic fields. The amendments are contained in Bill No. R-15-222, which is available at:

<https://cabq.legistar.com/Legislation.aspx>

Currently, the NWMEP does not allow light poles to exceed 20 feet in height and light fixtures are required to be the type that throws light downward and have baffles, hoods or diffusers so that a light source is not directly visible from a distance greater than 1000 feet.

The proposed amendments state that the lighting shall not have an off-site luminance greater than 200 footlamberts, as measured from any private property, in a residential zone.

This request will be heard at the August 13, 2015 Environmental Planning Commission (EPC) hearing. It is Project #1010536, 15EPC-40027. The agenda for the hearing will be available August 6, 2015 at the Case Distribution Session (3 pm, Plaza del Sol Basement Hearing Room, 600 Second St. NW) or at:

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

We also want to make you aware that the City has scheduled a meeting with adjacent neighborhood associations at 6 pm on July 30, 2015 in the community room at the new Patrick J. Baca Library, located at the NW corner of Unser Boulevard and Central Avenue. Invitations to this meeting will be going out soon. The purpose of the meeting is to review the proposed amendment to the NWMEP and to present the Master Development Plan for the Sports Complex (this will be heard by the EPC at the September 10, 2015 hearing).

If you have questions, comments or concerns about this submittal, please contact the Staff Planner, Catalina Lehner, at (505) 924-3935 or [clehner@cabq.gov](mailto:clehner@cabq.gov), or Council Services Staff Andrew Webb at (505) 768-3161 or [awebb@cabq.gov](mailto:awebb@cabq.gov).

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*"Dedicated to providing information about City Government and  
Increasing Communication between Neighborhood and/or Homeowner Associations"*



**APD Crime Prevention**  
*Submitted by Steve Sink*



**National Night Out 2015**

On Tuesday, August 4 neighborhoods throughout Albuquerque are being invited to join forces with thousands of communities nationwide for the 32nd Annual National Night Out (NNO) crime and drug prevention event. National Night Out, which is sponsored by the National Association of Town Watch and co-sponsored locally by the Albuquerque Police Department, APD Crime Prevention Unit and the Office of Neighborhood Coordination, will involve approximately 10,000 communities from all 50 states, U.S. territories, Canadian cities and military bases around the world.

Event registration information was sent to all Neighborhood Watch Block Captains and Recognized Neighborhood and Homeowner Association representatives in early July. The letter will direct callers to the City of Albuquerque Citizen Contact Center at 311 to register. Please do not call 311 till you receive notification in early July.

**Registration deadline is Thursday, July 30, 2015 at 5 pm.**

If you are not a Neighborhood and/or Homeowner Association or not an established Neighborhood Watch and you want to participate, please call 311 in mid-July to register your event. If you have questions about National Night Out, contact Steve Sink, Albuquerque Police Department Crime Prevention Manager at 505-244-6644 or <ssink@cabq.gov> for assistance.

National Night Out is an excellent opportunity for you and your neighbors to socialize, renew acquaintances, welcome new neighbors and meet law enforcement officers in your area. Plan to join us once again for another fun and enjoyable citywide celebration by calling 311 after you receive notification in July.

---

**Planning Department**  
*Submitted by Catalina Lehner*

**Proposed Text Amendments to the Northwest Mesa Escarpment Plan (NWMEP)**

At its regularly scheduled public hearing on Thursday, August 13, 2015, the Environmental Planning Commission (EPC) will consider text amendments to the NWMEP. The proposed text amendments would allow light poles, taller and brighter than those currently allowed, for a new City sports complex. The proposed text amendments would apply only to the sports complex site, which consists of Parcels C-2-A, C-3-A and C-3-C, Westland North, located south of Arroyo Vista Boulevard NW, north of Tierra Pintada Boulevard NW and east/north of 118th Street NW.

The proposed bill (R-15-122) is available online at <<https://cabq.legistar.com/Legislation.aspx>>. Please contact Catalina Lehner-AICP, Senior Planner, at 505-924-3935 or <clehner@cabq.gov> for more information. Please submit any comments to her no later than July 31, 2015.

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